



3000-3500 MARINA BLVD, BRISBANE CA
PHASE 3 REAL ESTATE
BCDC DRB - September 17, 2018

PHASE3
— REAL ESTATE PARTNERS —

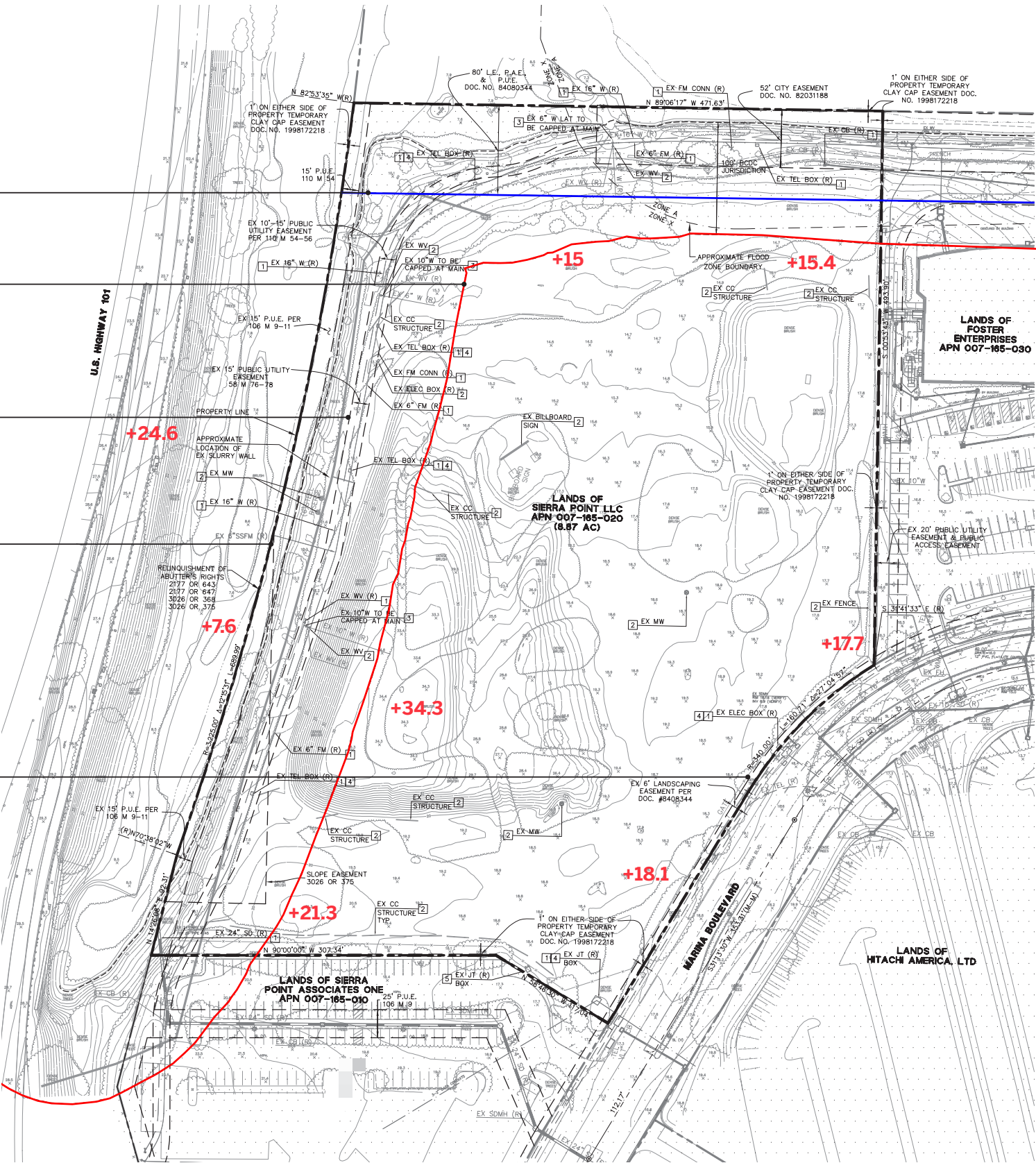
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SITE

- Proposed Bay Trail extension in 3500 Marina Blvd
- Existing Bay Trail
- Proposed Bay Trail extension in 1000 Marina Blvd
- Existing Bay Trail





CITY APPROVED ENTITLEMENT



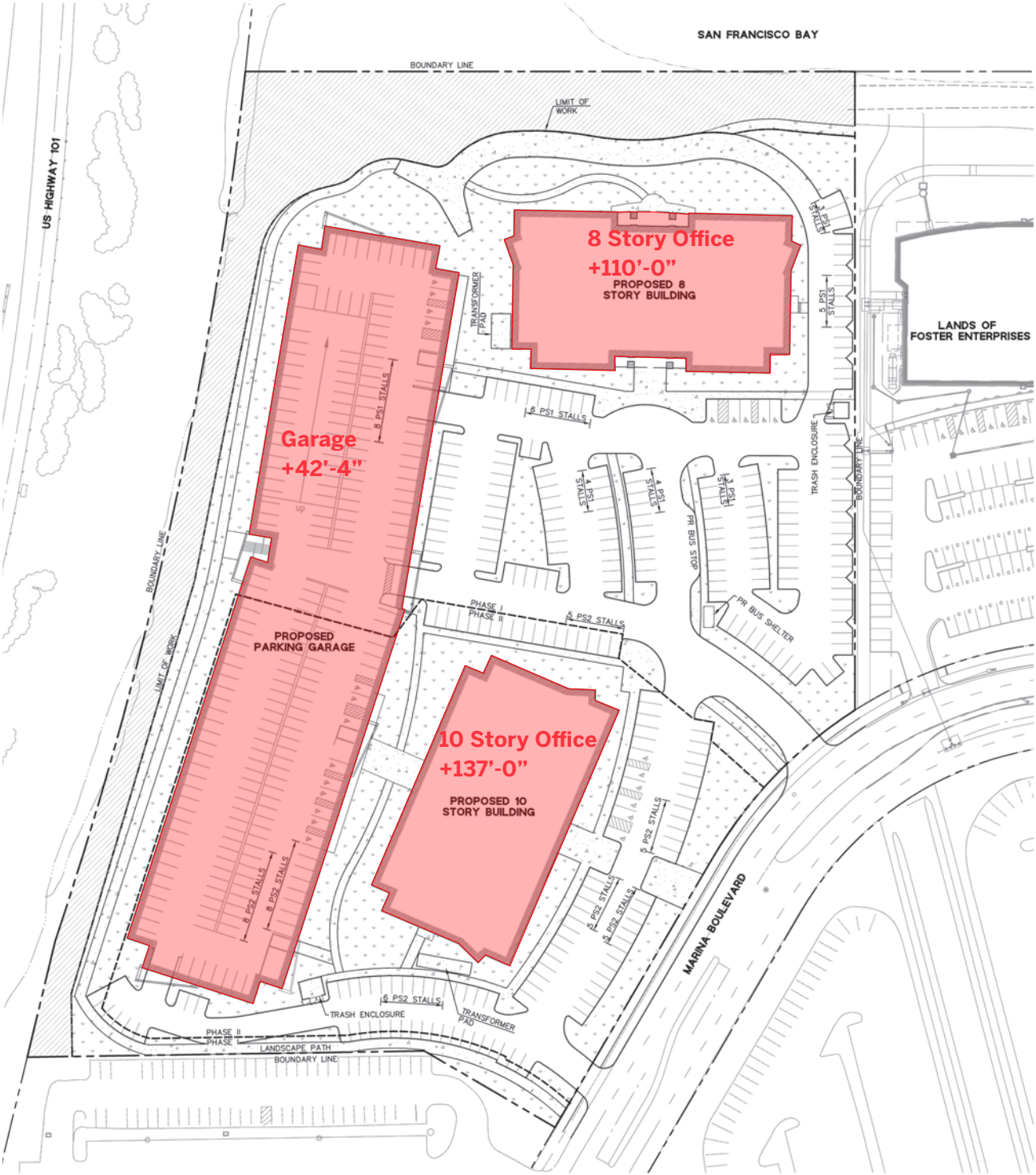
View from freeway looking south



View from Marina Blvd



View from Bay



Adopted by Planning Commission 2/26/2009
Affirmed by City Council 5/4/2009

- NOTES:**
1. AREAS CALCULATIONS ARE APPROXIMATE.
 2. AREA BETWEEN PROJECT BOUNDARY AND LIMIT OF WORK WILL NOT BE DEVELOPED BUT IT WILL BE INCLUDED AS OPEN SPACE. THIS AREA DIRECTLY DRAINS INTO THE BAY AND DUE TO COMMENTS FROM THE GEOTECHNICAL ENGINEER WILL NOT BE REGRADED AS A PART OF THIS WORK.
 3. THE PREFERRED NUMBER OF STALLS IS EQUAL TO 5% OF THE TOTAL NUMBER OF STALLS. THE TABLE BELOW INCLUDES THE PREFERRED NUMBER OF STALLS PER PHASE. THE PLAN SHOWS THE PROPOSED LOCATION OF PS FOR PHASE I AND FOR PHASE II.
 4. THE SITE IS LOCATED IN ZONE SP-GRO. PER THE CITY OF BRISBANE MUNICIPAL CODE THE NUMBER OF REQUIRED PARKING STALLS IS 1/300 SF OF BUILDING FLOOR SPACE. THE TOTAL NUMBER OF REQUIRED STALLS FOR THE PROJECT IS 1,494.

LEGEND

	AC PAVING
	LANDSCAPE
	CONCRETE
	PRESERVED OPEN SPACE SEE NOTE 2
PS1	PREFERRED STALL PHASE I, SEE NOTE 3
PS2	PREFERRED STALL PHASE II, SEE NOTE 3

PARKING STALL COUNT

PHASE I	
AT GRADE PARKING STALLS	148
GARAGE PARKING STALLS	513
TOTAL NUMBER OF STALLS	661
PHASE II	
AT GRADE PARKING STALLS	127
GARAGE PARKING STALLS	706
TOTAL NUMBER OF STALLS	833
TOTAL NUMBER OF STALLS FOR SITE	1,494

PREFERRED STALLS

PHASE I	
AT GRADE PS	25
GARAGE PS	8
TOTAL NUMBER OF PS	33
PHASE II	
AT GRADE PS	26
GARAGE PS	16
TOTAL NUMBER OF PS	42
TOTAL NUMBER OF PS FOR SITE	75

AREA CALCULATIONS
* AREAS ARE IN SQUARE FEET (SF), CALCULATIONS ARE FOR THE ULTIMATE CONDITION

PHASE I	
LANDSCAPE AREA	59,397
CONCRETE AREA	22,694
AC PAVING AREA	49,267
8-STORY OFFICE BUILDING	58,045
GARAGE	36,632
TOTAL	194,035 SF
PHASE II	
LANDSCAPE AREA	29,809
CONCRETE AREA	10,168
AC PAVING AREA	42,922
10-STORY OFFICE BUILDING	26,052
GARAGE	37,210
TOTAL	146,161 SF
PRESERVED OPEN SPACE	46,042 SF
TOTAL SITE AREA	386,239 SF

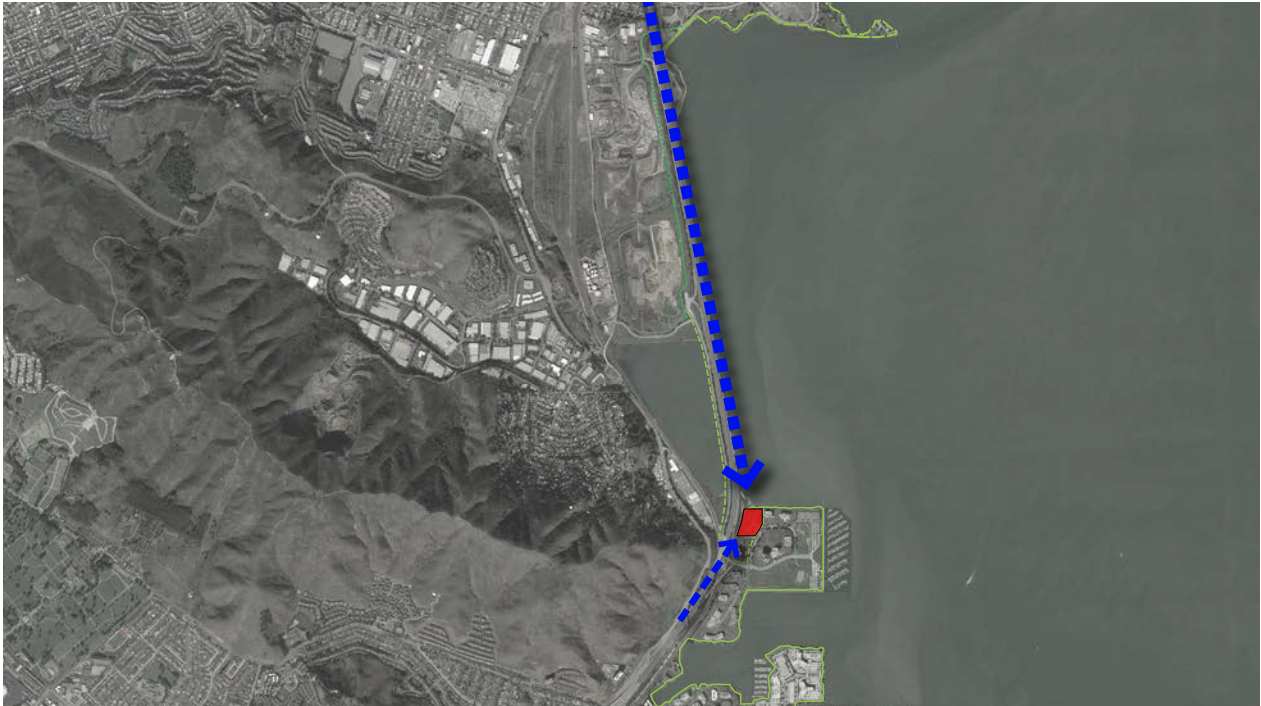
- NOTES:**
1. TOTAL SITE AREA = 8.67 ACRES OR 386,239 SF
 2. TOTAL AREA TO BE DEVELOPED = 386,239 - 46,042 = 340,197 SF OR 7.81 ACRES
 3. OPEN SPACE = LANDSCAPE AREA + PRESERVED OPEN SPACE
= 59,397 + 29,809 + 46,042
= 135,248 SF
 4. OPEN SPACE/TOTAL AREA = (135,248 / 386,239) X 100 = 35.0% OPEN SPACE



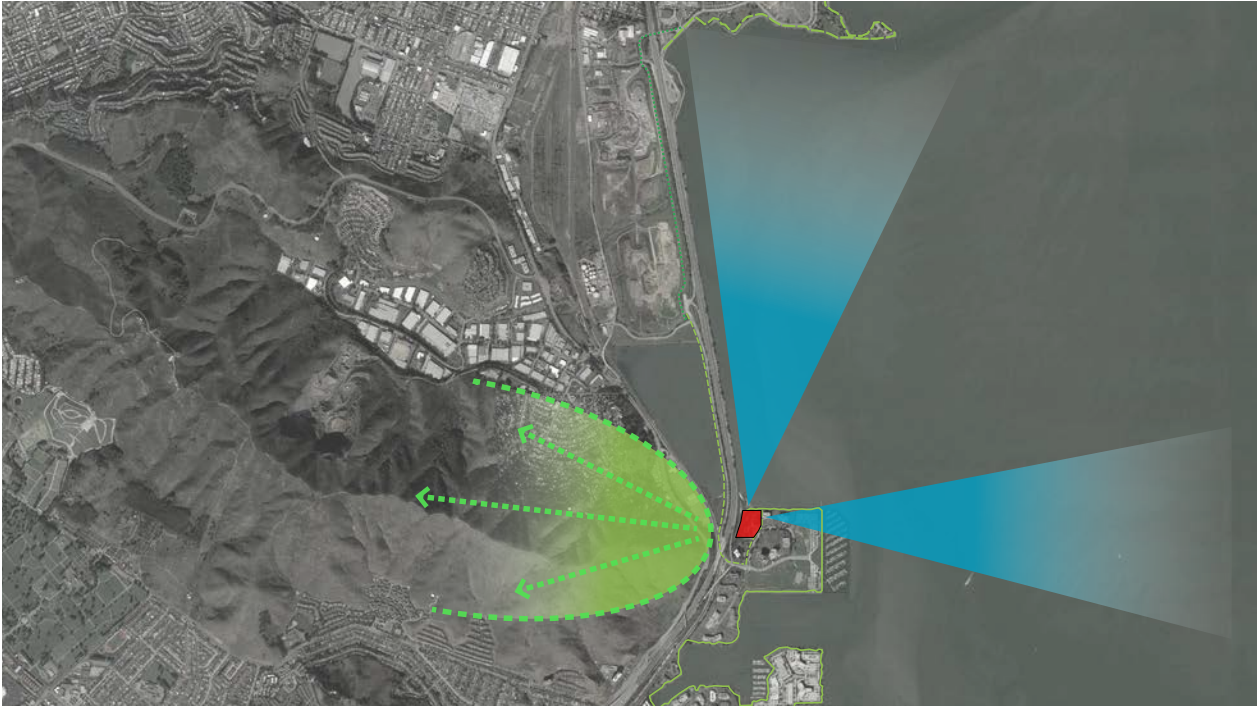
SITE ANALYSIS



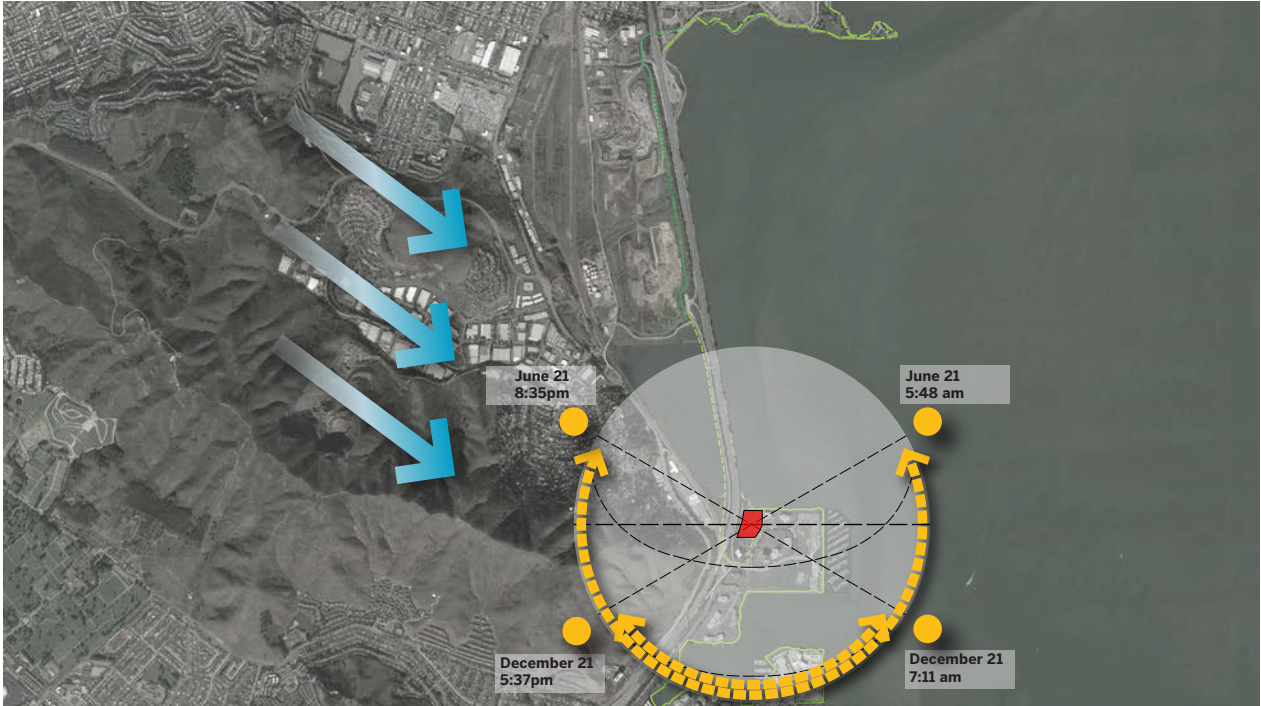
Site access



Major site line to site



Site views



Sun and wind

SITE VIEWS



1. View looking at the site from north



2. View looking at the site from north-east

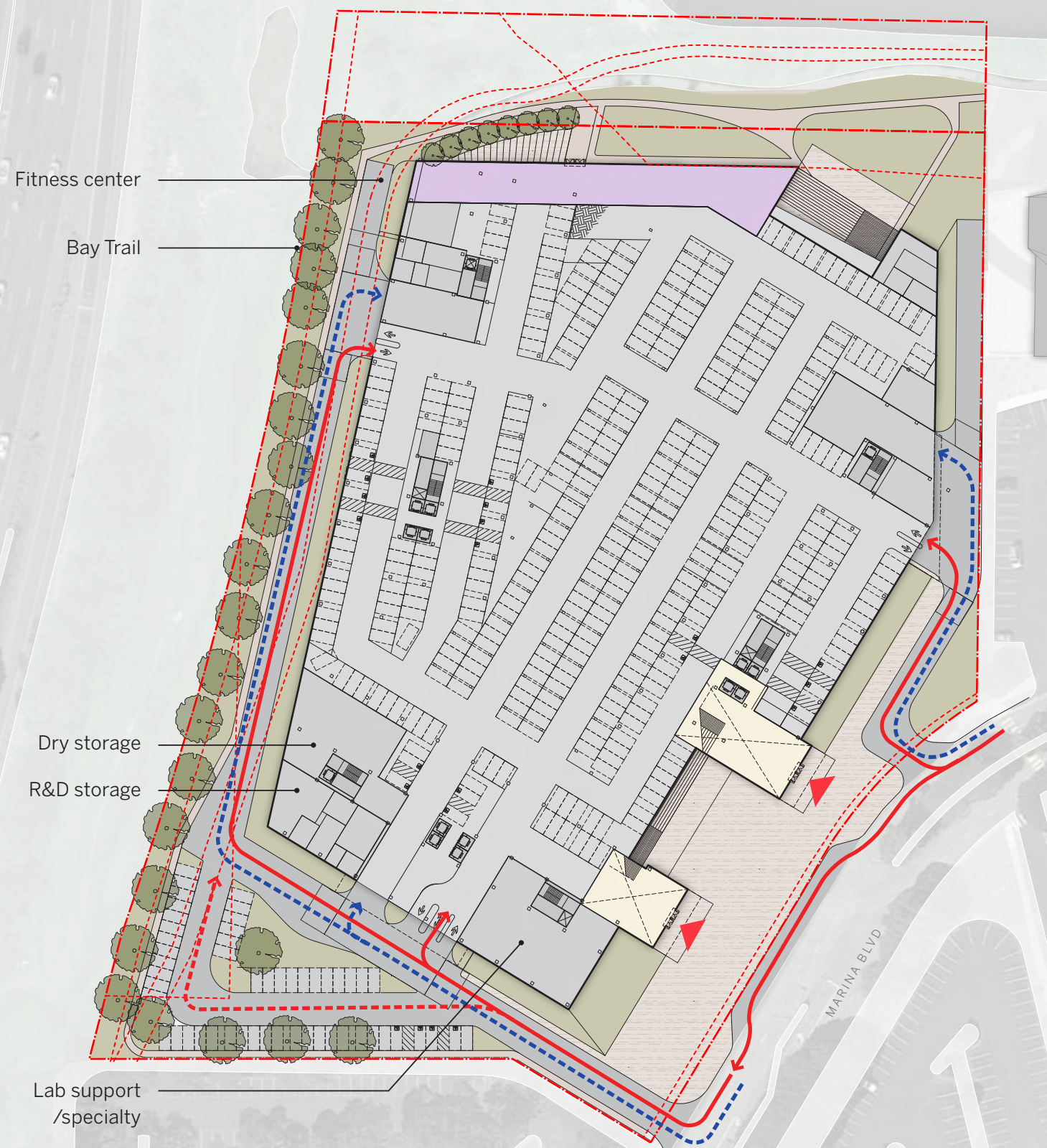


3. View from the site looking north



4. View from the site looking east

MARCH 2018 DESIGN - GROUND LEVEL PLAN

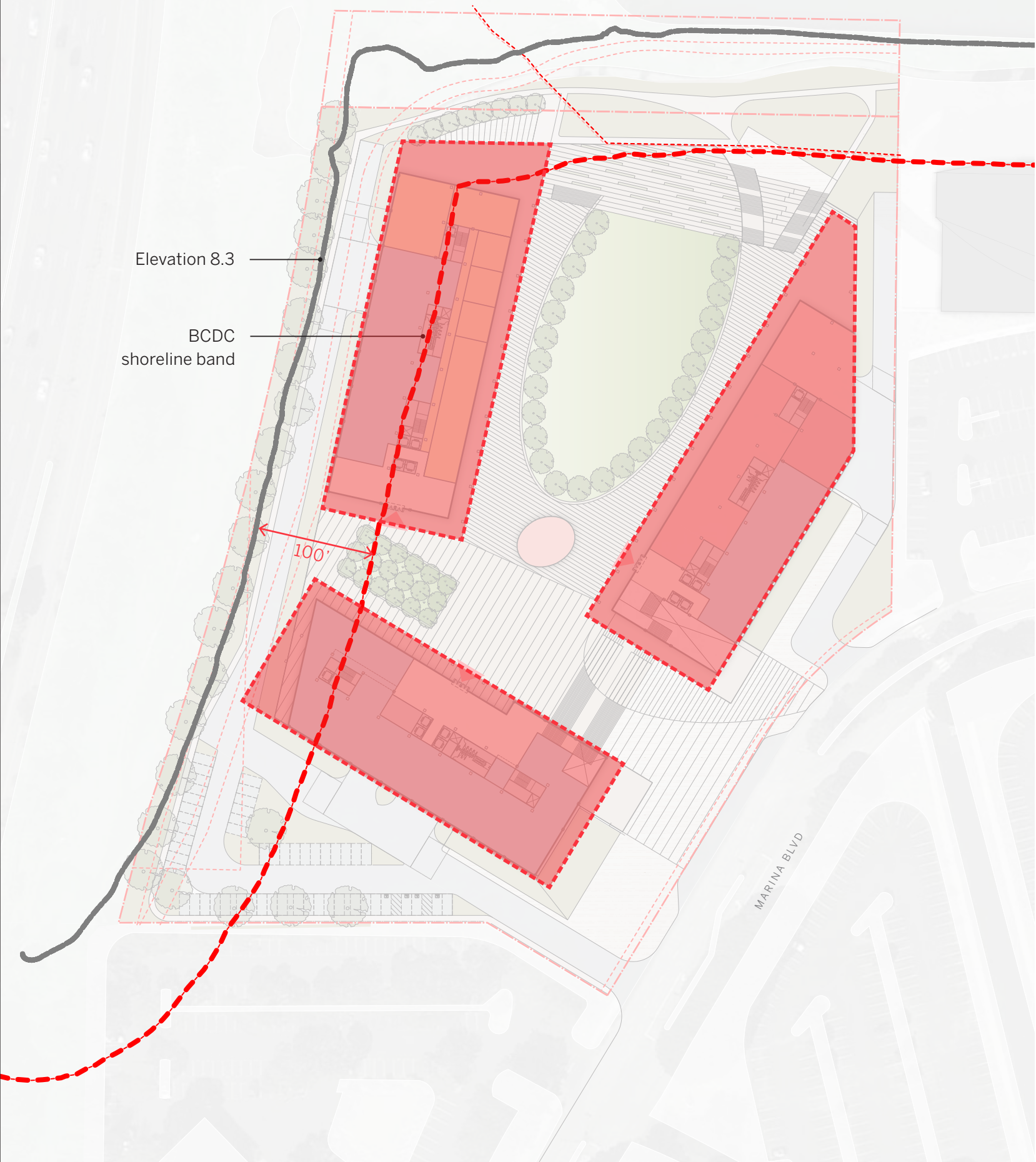


3000-3500 MARINA BLVD
DRB - SEPTEMBER 17, 2018

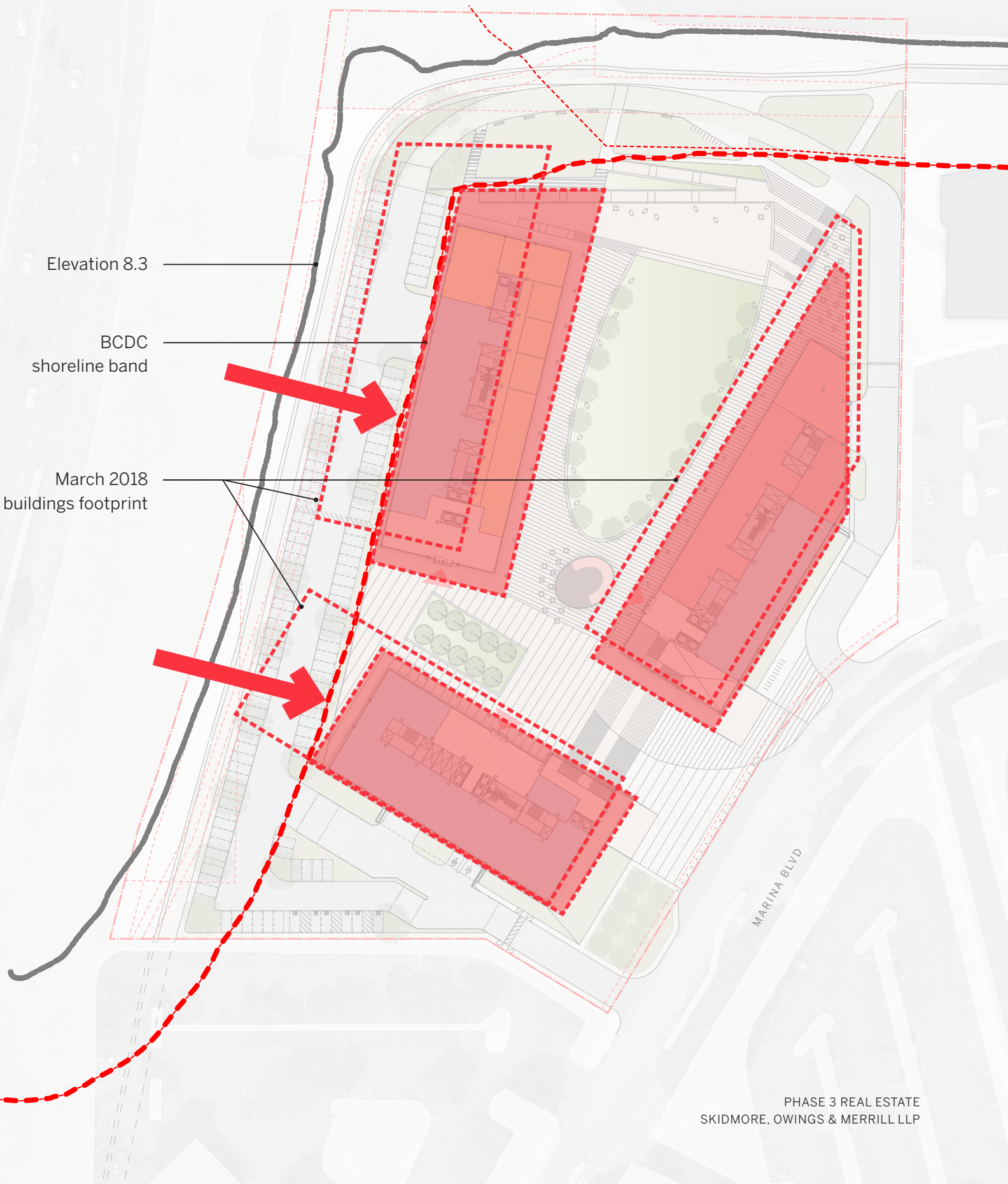
MARCH 2018 DESIGN - COURTYARD LEVEL PLAN - L2

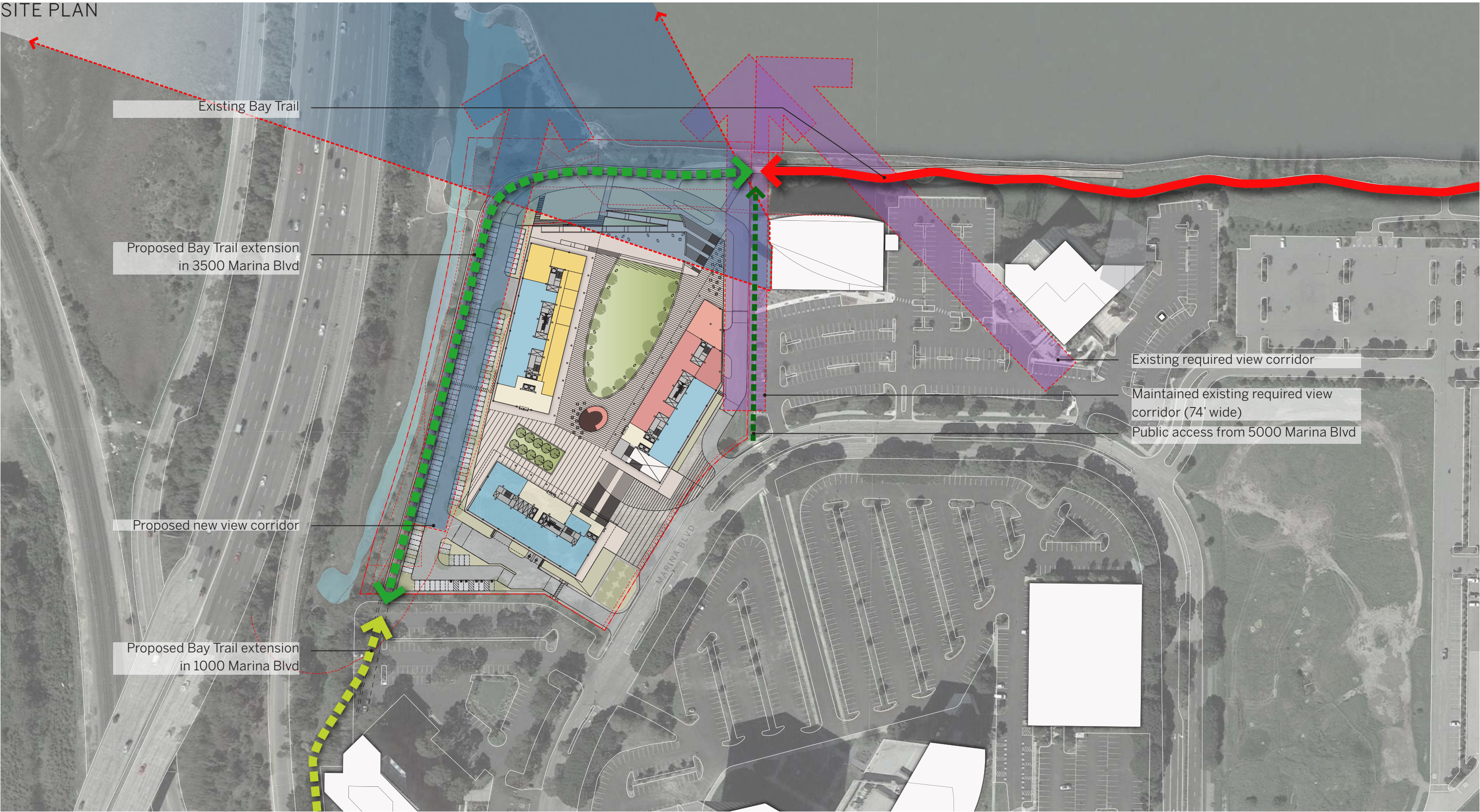


MARCH 2018 DESIGN - COURTYARD LEVEL PLAN - L2



JUNE 2018 - COURTYARD LEVEL PLAN (L2)





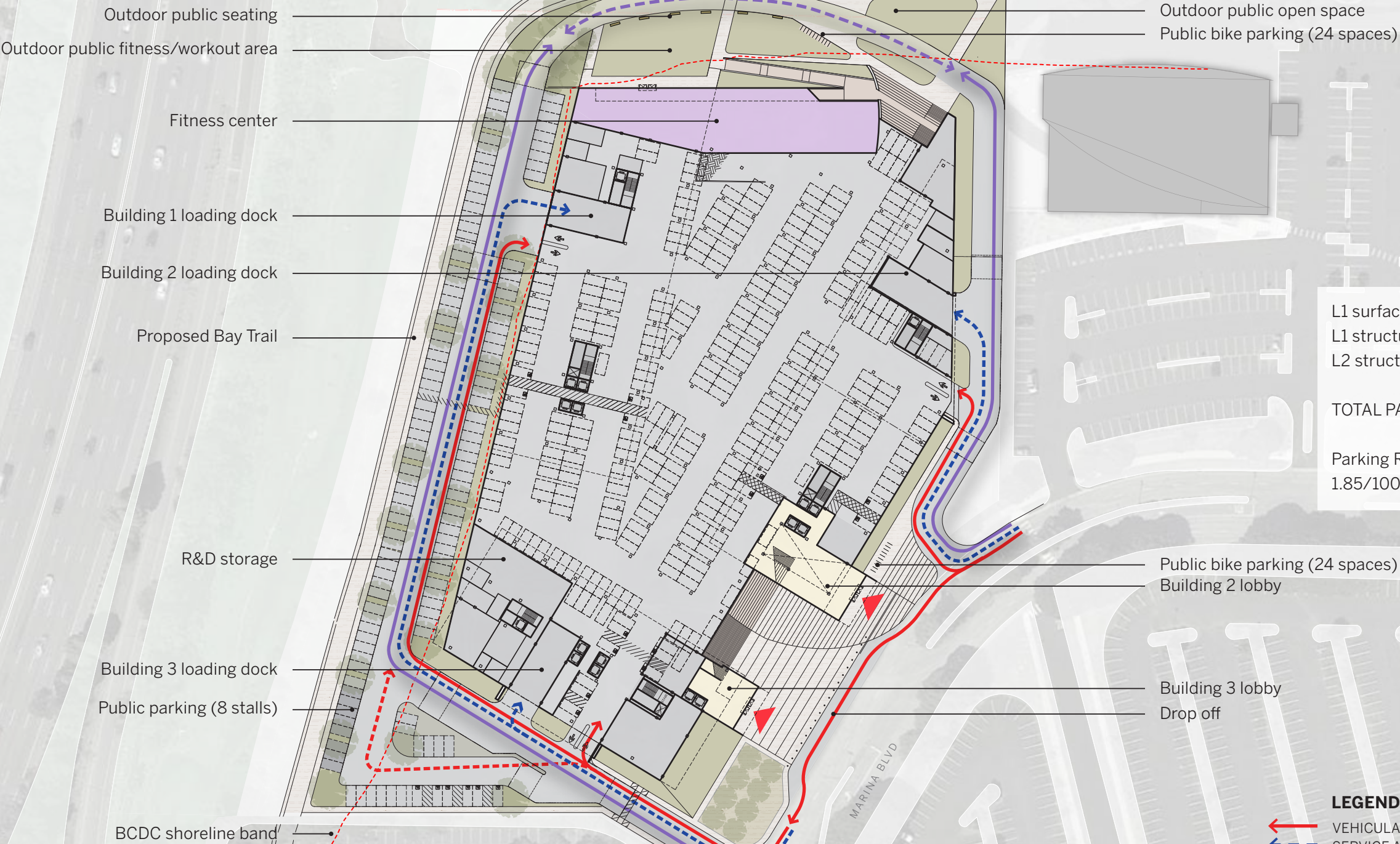
SITE PLAN



- Improved public access and amenities
- Provided outdoor space such as lawns open to the public.
- Provided outdoor fitness/workout area within public access.
- An accessible public ramp partially integrated within the landscape has been added to provide access to the elevated public space
- Provided outdoor public seating areas, benches etc. etc.
- Provided outdoor space such as lawns open to the public
- Adjusted the Bay Trail to meet BCDC guidelines, to be 12' wide plus 3' shoulders on each side.
- Relocated building footprint to the east in order to provide a more generous space for the bay trail, site amenities and surface parking on the west side of the site



GROUND FLOOR LEVEL PLAN

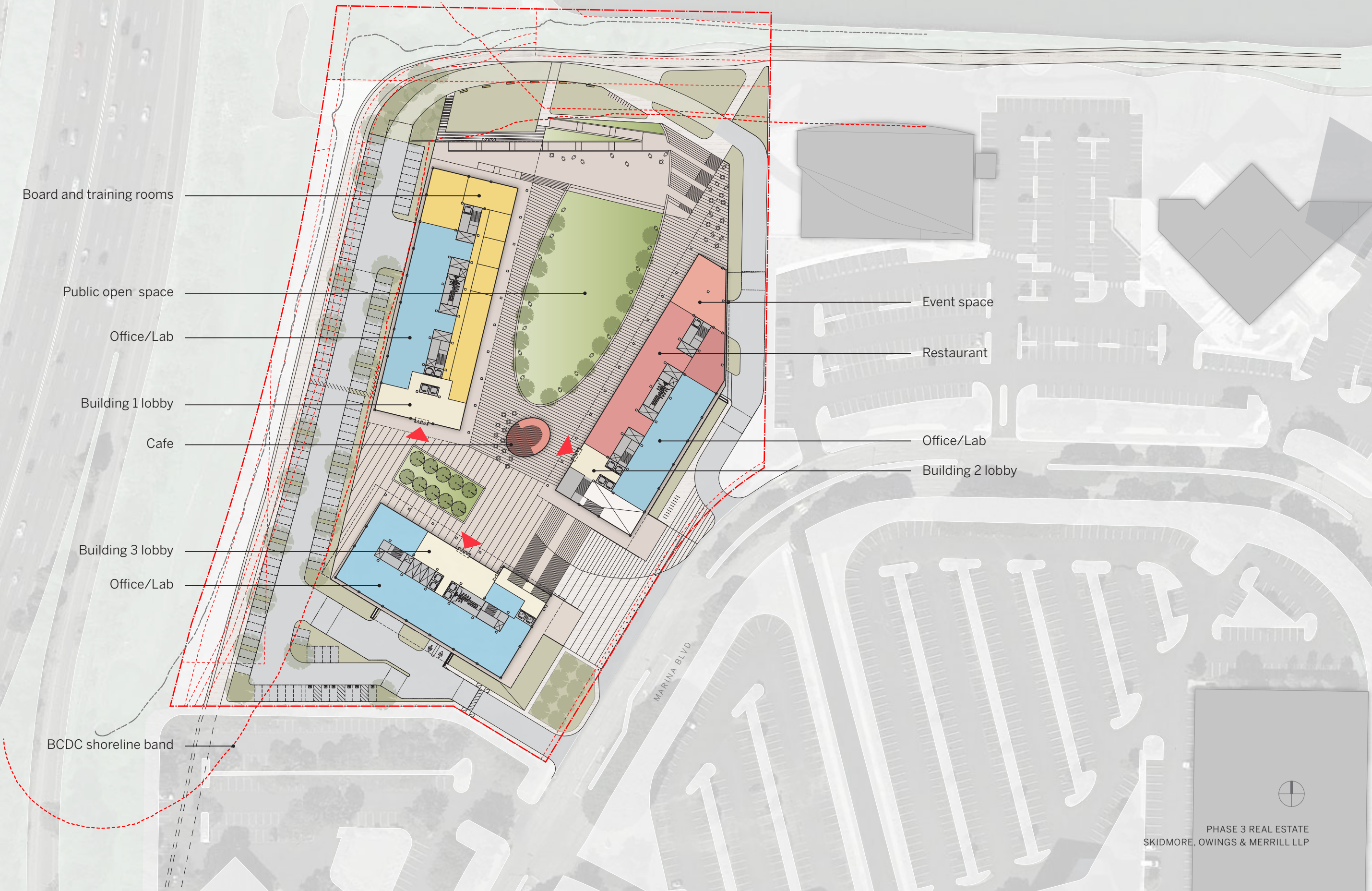


L1 surface parking:	127
L1 structure parking:	316
L2 structure parking:	338

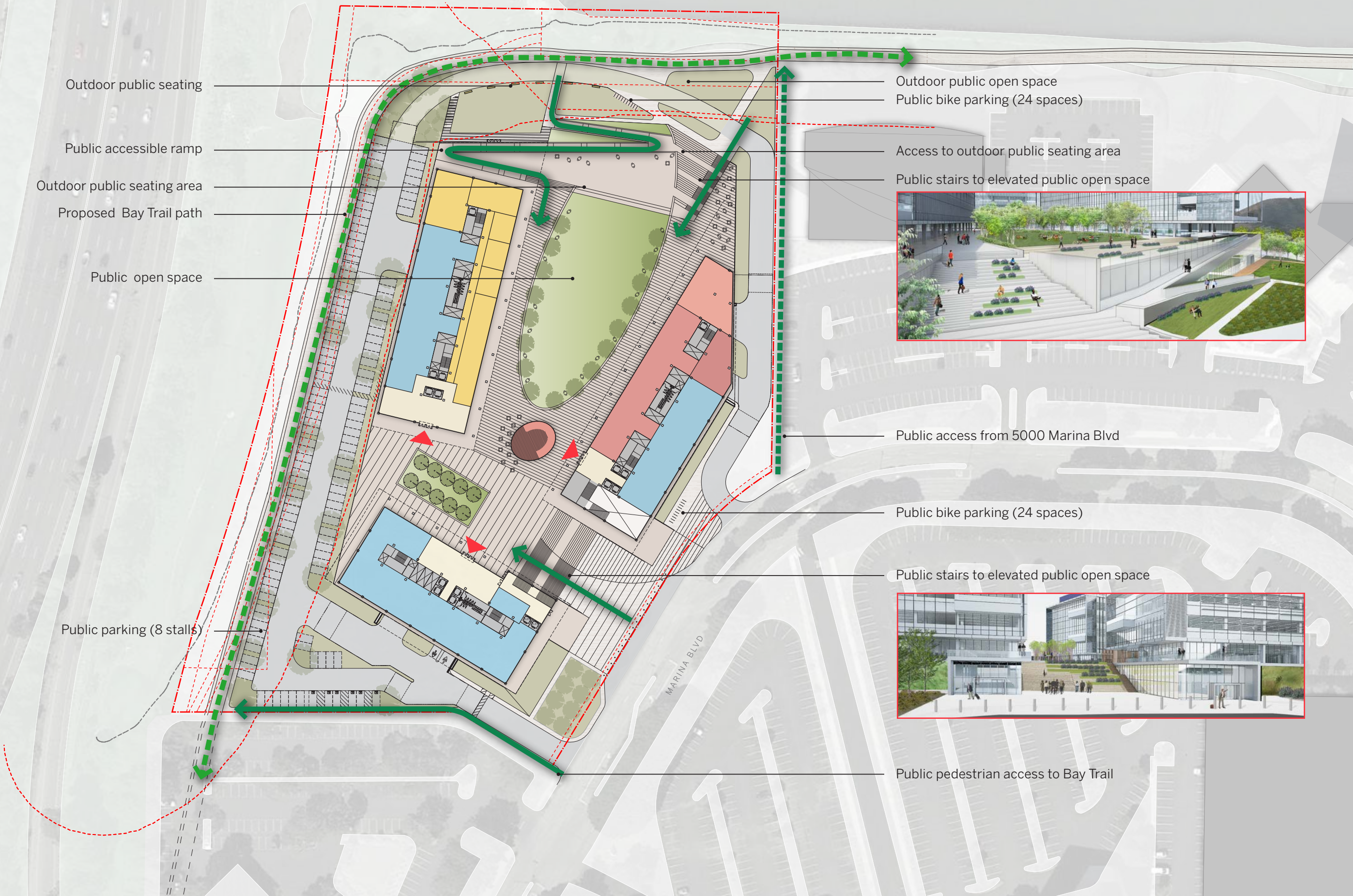
TOTAL PARKING: 781

Parking Ratio for Office/Lab Use:
1.85/1000

COURTYARD LEVEL PLAN (L2)



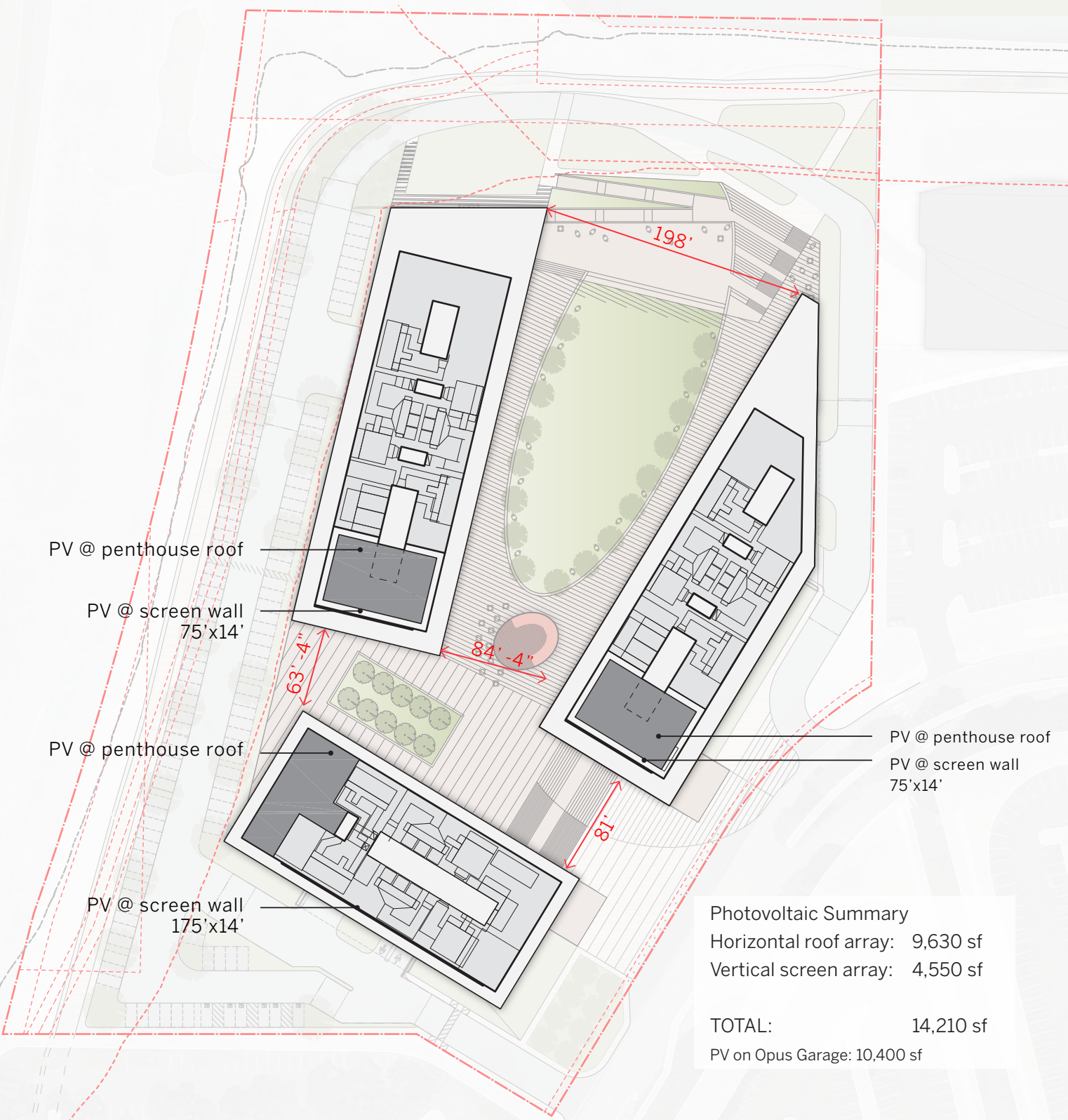
PUBLIC ACCESS



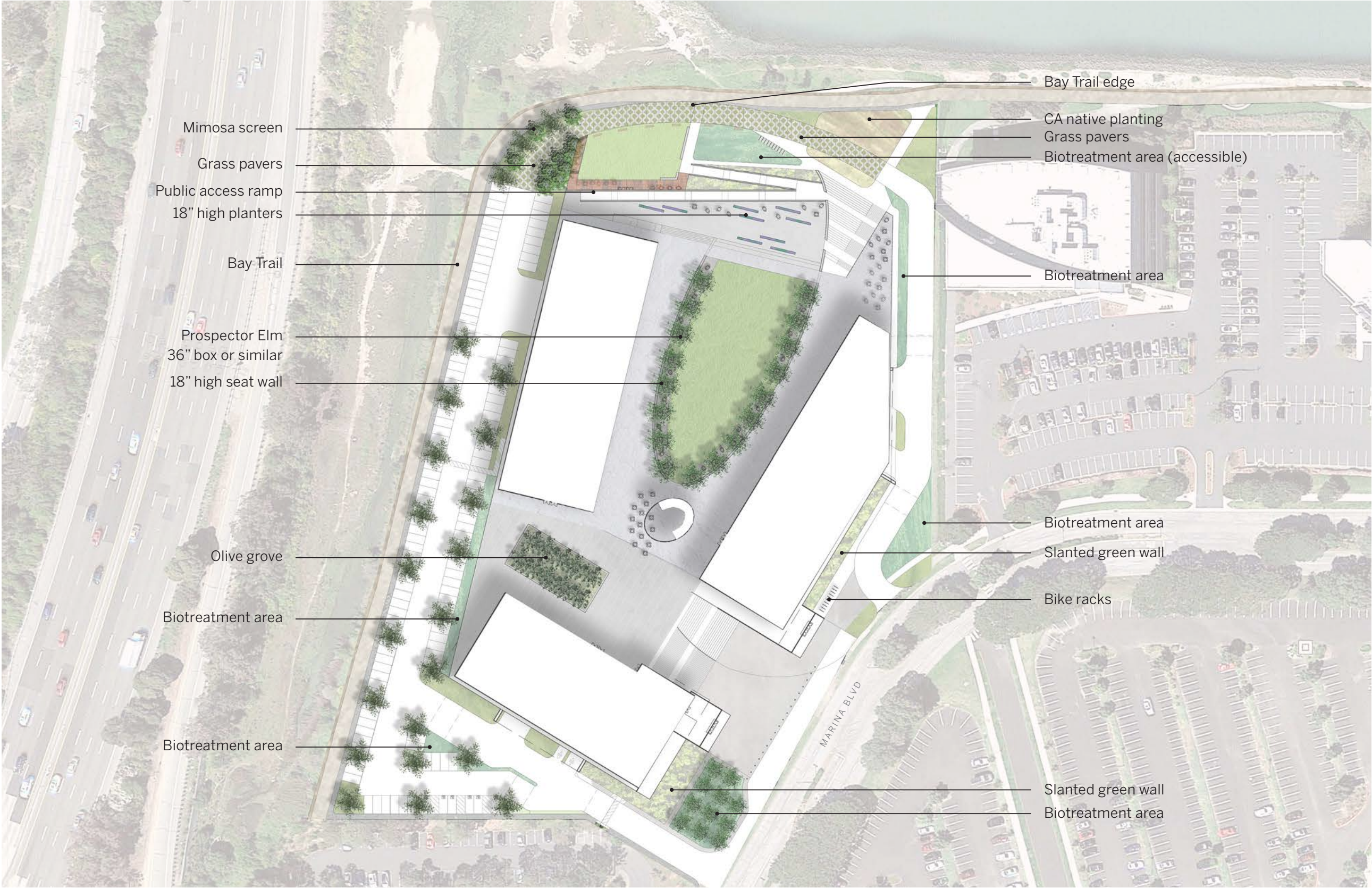
TYPICAL LEVEL PLAN



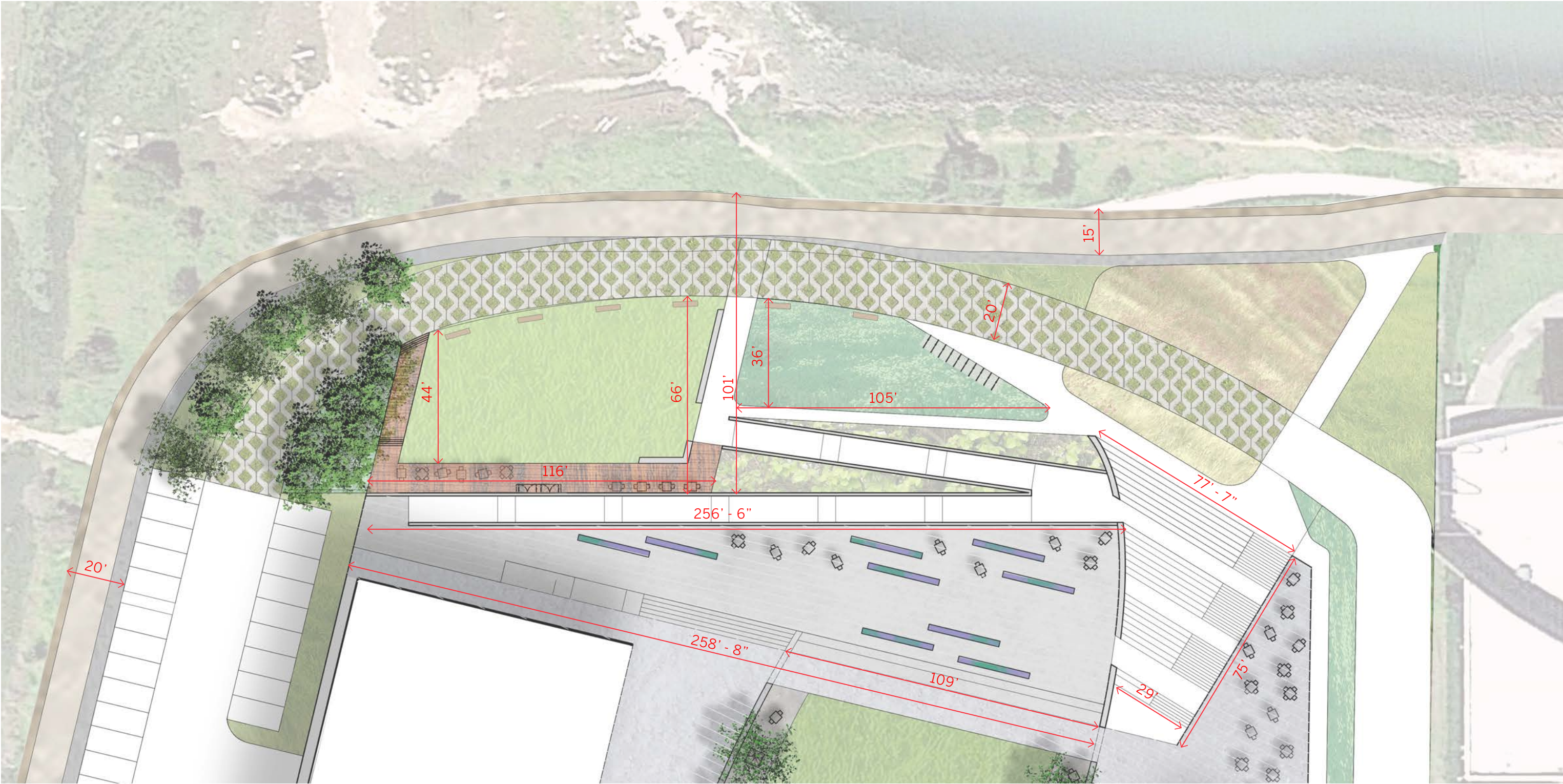
ROOF PLAN



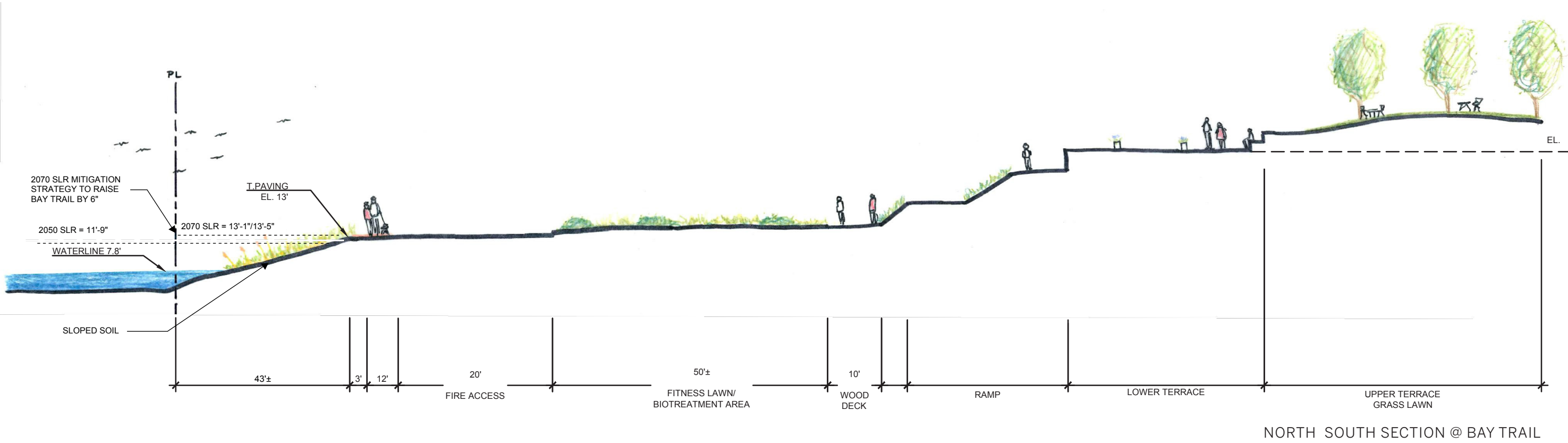
LANDSCAPE PLAN



WATERFRONT AREA LANDSCAPE PLAN



SITE SECTIONS



Bay Trail surface - DG



File lane surface - Grass pavers



Great lawn



Creekside Bay Trail

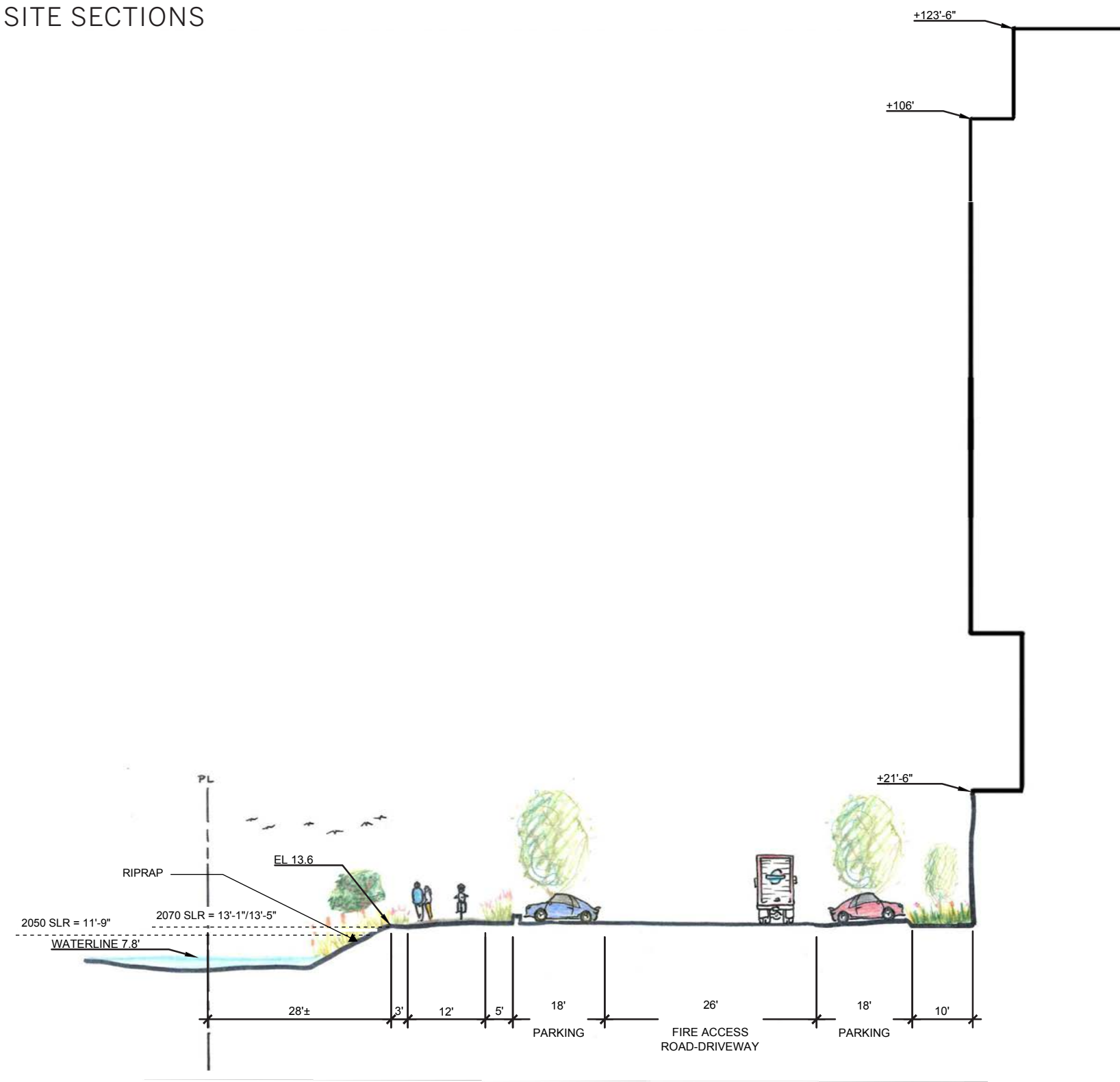


Slanted green wall

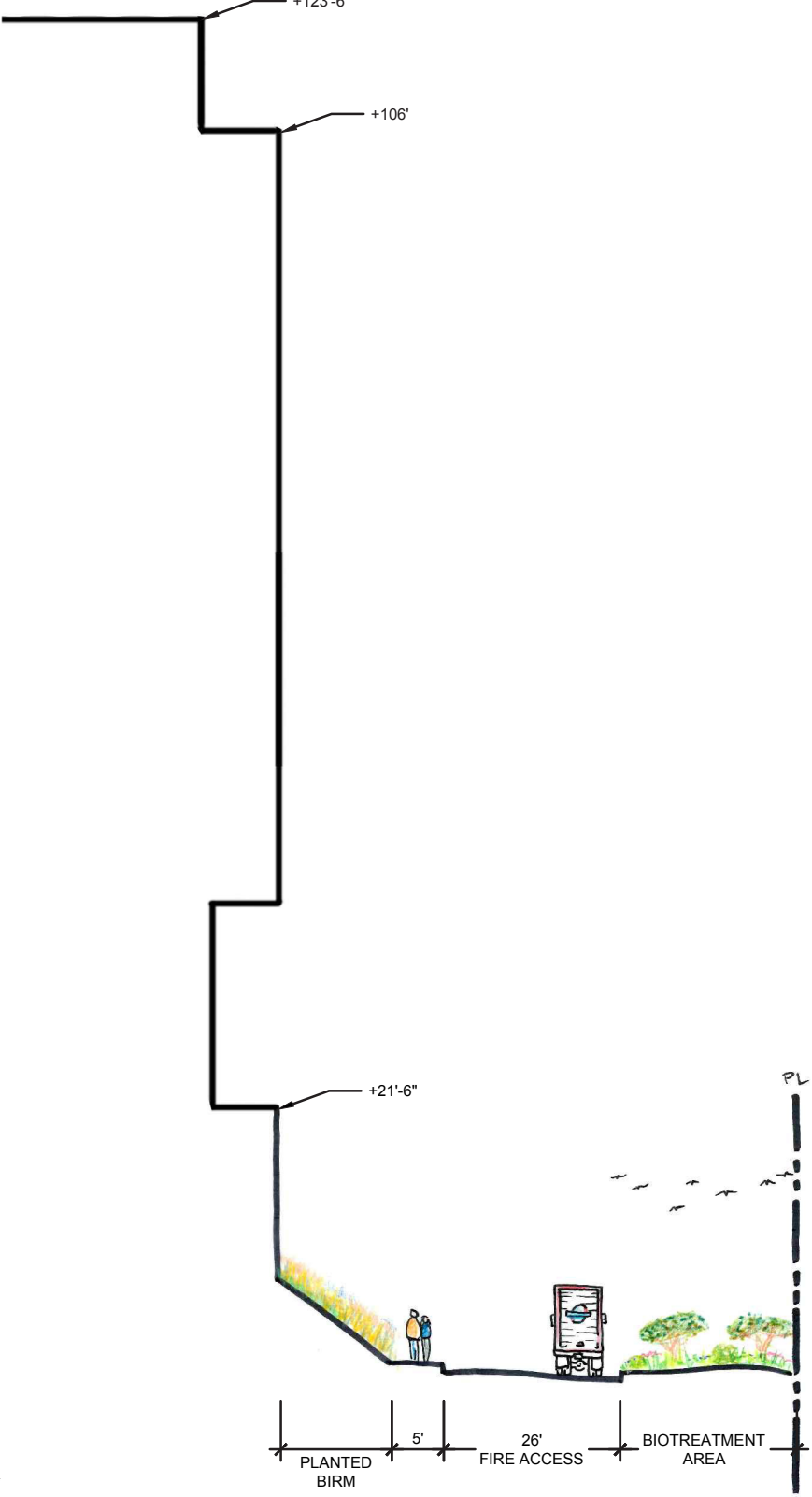


Olive grove

SITE SECTIONS

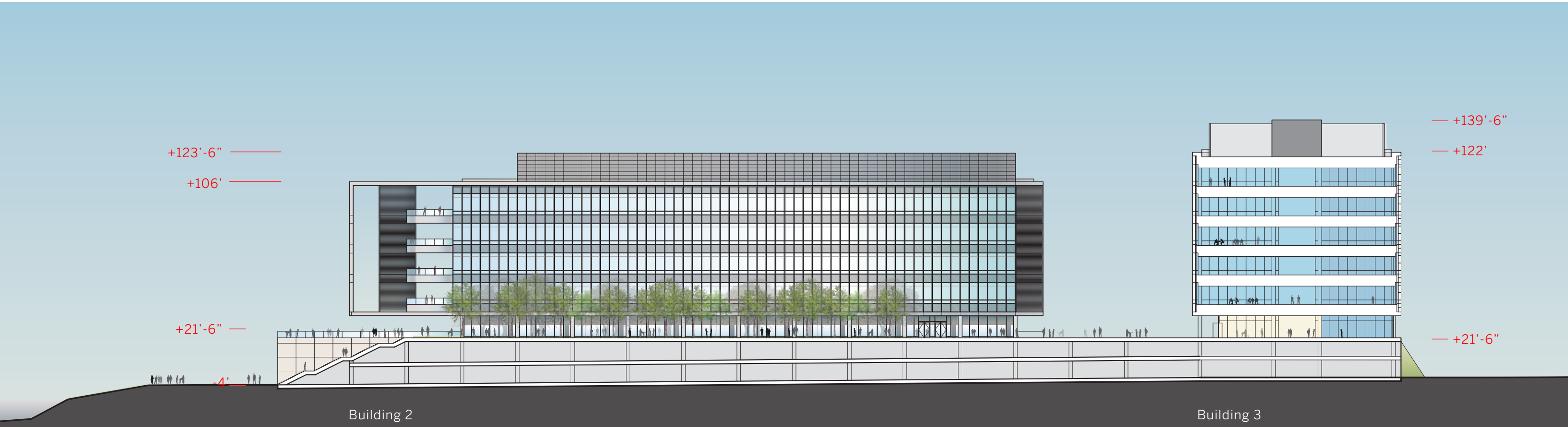
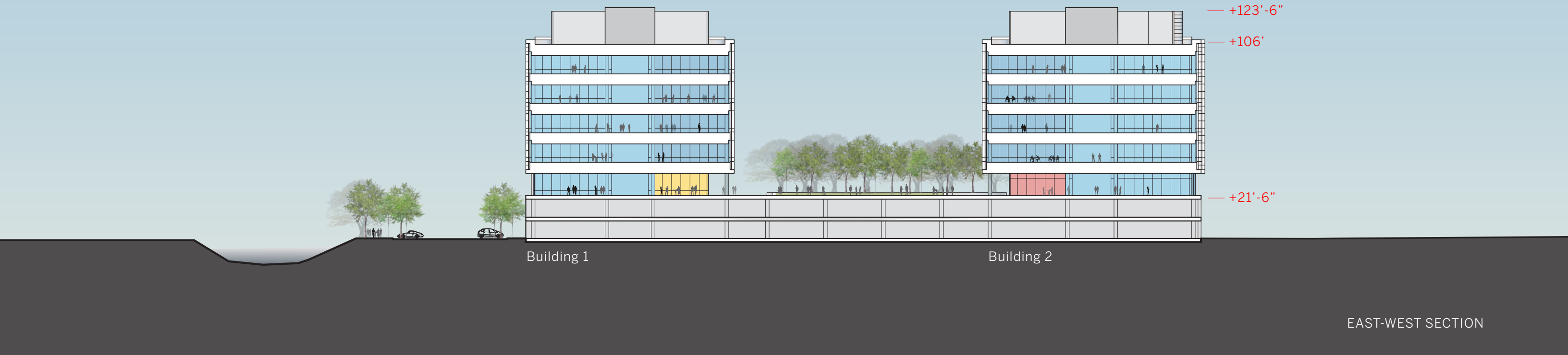


EAST WEST SECTION @ WEST EDGE



EAST WEST SECTION @ EAST EDGE

BUILDING SECTIONS



VIEW FROM MARINA BLVD



VIEW FROM NORTH



VIEW FROM NORTH WEST



CHANGES HIGHLIGHTS SINCE MARCH 2018

- Appropriately designed the public areas and bay trail to be resilient and adaptive to sea level rise for the lifespan of the project (Year 2070/50 years)
- Enlarged outdoor fitness/workout area within public access.
Enlarged outdoor public lawn area.
- Incorporated a public accessible ramp that connects the elevated public open space to the bay trail to the north
- Relocated building footprint to the east in order to provide a more generous space for the bay trail, site amenities and surface parking on the west side of the site
- Adjusted the Bay Trail to meet BCDC guidelines, to be 12' wide plus 3' shoulders on each side.
- Provided accessible outdoor public seating areas.
- Relocated west building and reduced width of south building approx. 60' away from bay trail to maximize views and minimize impact to wildlife.
- Added one floor to each of the three buildings
Buildings width reduced from 120' to 110'
- Added surface parking on the west side of the site accessible to public.
- Extended Bay Trail into 1000 Marina blvd. site to the south. Improves continuity of bay trail compared to previous termination at marina blvd sidewalk.



AREA SUMMARY

Floor Designation	Floor to Floor Height	Floor Elevation Above Grade	Use	Parking	Mech/Storage Loading	Fitness	Building 1	Building 2	Building 3
Top of Penthouse Roof		+139.50'							5,857
Penthouse	20.00'	+119.50'	Penthouse (MEP)				6,064	6,060	
7	16.00'	+103.50'	Office/R&D	0	0	0			22,431
6	16.00'	+87.50'	Office/R&D	0	0	0	28,653	28,234	22,431
5	16.00'	+71.50'	Office/R&D	0	0	0	28,653	28,234	22,431
4	16.00'	+55.50'	Office/R&D	0	0	0	28,653	28,234	22,431
3	16.00'	+39.50'	Office/R&D	0	0	0	28,653	28,234	22,431
2	18.00'	+21.50'	Lobby/Retail/Office/R&D	0	0	0	23,503	20,925	18,781
P2	10.00'	+11.50'	Parking/Lobby/BOH	135,018	4,935	0	0	0	0
1/P1	11.50'	+0.00'	Parking/Lobby/BOH	122,659	30,987	12,075	0	5,455	2,110
			BUILDING TOTAL	257,677 gsf	35,922 gsf	12,075 gsf	144,179 gsf	145,376 gsf	138,903 gsf
			**OFFICE/R&D/FITNESS GROSS FLOOR AREA	422,552 gsf					
			TOTAL GROSS FLOOR AREA	734,132 gsf					
			*HEIGHT				123'-6"	123'-6"	139'-6"

Notes:

* Maximum height of structure from finish grade (five feet from exterior building walls) to top of penthouse height.

** Office/R&D/Fitness Gross Floor Area includes Floor Area for buildings 1, 2, & 3 (EXCLUDING Penthouse, Parking, Loading & Mechanical/Storage at L1 & L2)

*** Floor Usable Area (USF) = TOTAL GROSS AREA - (ELEV, STAIRS, MEP SHAFT, SHEAR WALLS, DOUBLE HEIGHT AREAS, STAIR VESTIBULES, TOILET ROOMS, MEP ROOMS, SERVICE & PASSENGER ELEVATOR LOBBY)

DEVELOPMENT REGULATIONS: (PER B.M.C. CHAPTER 17.18.040)

TOTAL SITE AREA:	386,237 gsf	SETBACKS:	PROVIDED
OFFICE/R&D/FITNESS FLOOR AREA:	422,552 gsf		
TOTAL FLOOR AREA:	734,132 gsf	FRONT (MARINA BLVD FRONTAGE):	30'-3"
F.A.R.:	1.90	INTERIOR SIDE YARD (SOUTH SIDE)	48'-8"
LANDSCAPE AREA:	133,750 SF (34.6%) (*INCLUDES LEVEL 3 COURTYARD)	EXTERIOR SIDE YARD (NORTH SIDE)	143'-4"
REQ'D MIN.LANDSCAPE AREA:	96,559 SF (25%)	REAR (OPP. FRONT @ CALTRANS ROW):	118'-3"
MAX. ALLOWED LOT COVERAGE:	154,495 (40%)		
LOT COVERAGE:	172,357 SF (44.6%)		

SOM